

**MINUTES OF MEETING
BUENA LAGO
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Buena Lago Community Development District held a Regular Meeting on November 21, 2024 at 10:30 a.m., at Johnston's Surveying, Inc., 900 Cross Prairie Parkway, Kissimmee, Florida 34744.

Present:

Shelley Kaercher
Robyn Bronson
Roger Van Auker

Chair
Assistant Secretary
Assistant Secretary

Also present:

Daniel Rom
Kristen Thomas
Jere Earlywine (via telephone)
Kolton Benson

District Manager
Wrathell Hunt and Associates LLC (WHA)
District Counsel
Forestar

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 11:17 a.m. The Oath of Office was administered to Ms. Shelley Kaercher, Mr. Roger Van Auker and Ms. Robyn Bronson before the meeting. Supervisors Kaercher, Van Auker and Bronson were present. Supervisors Tyree was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors (Shelley Kaercher - Seat 3, Robyn Bronson - Seat 4, Roger Van Auker - Seat 5) (the following will be provided in a separate package)

This item was addressed during the First Order of Business. All are familiar with the following:

- A. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- B. Membership, Obligation and Responsibilities**
- C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employee**
- D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**
- **Consideration of Resolution 2025-02, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date**

This item was an addition to the agenda.

Mr. Rom presented Resolution 2025-02. He recapped the results of the Landowners' Election, as follows:

Seat 3	Shelley Kaercher	222 Votes	4-Year Term
Seat 4	Robyn Bronson	220 Votes	2-Year Term
Seat 5	Roger Van Auker	222 Votes	4-Year Term

On MOTION by Ms. Kaercher and seconded by Ms. Bronson, with all in favor, the Resolution 2025-02, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing for an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 2; Term Expires November 2026

Mr. Van Aucker nominated Mr. Kolton Benson to fill Seat 2. No other nominations were made.

On MOTION by Ms. Bronson and seconded by Mr. Van Auker, with all in favor, the appointment of Mr. Kolton Benson to Seat 2, was approved.

- **Administration of Oath of Office to Elected Supervisor**

Mr. Rom, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Kolton Benson.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Rom presented Resolution 2025-01. Ms. Kaercher nominated the following:

Shelley Kaercher	Chair
Chris Tyree	Vice Chair
Robyn Bronson	Assistant Secretary
Roger Van Auker	Assistant Secretary
Kolton Benson	Assistant Secretary

The following prior appointments by the Board remain unaffected by the Resolution:

Craig Wrathell	Secretary
Daniel Rom	Assistant Secretary
Kristen Thomas	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Ms. Kaercher and seconded by Mr. Van Auker, with all in favor, Resolution 2025-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Irrigation Ownership

A. Forestar (USA) Real Estate Group Inc. Non-Exclusive Perpetual Utility Easement (Irrigation)

On MOTION by Ms. Kaercher and seconded by Ms. Bronson, with all in favor, the Forestar (USA) Real Estate Group Inc. Non-Exclusive Perpetual Utility Easement for Irrigation, in substantial form, was approved.

SEVENTH ORDER OF BUSINESS

Ratification Items

- A. Forestar (USA) Real Estate Group Inc. Bill of Sale and Limited Assignment [Irrigation Improvements]
- B. Forestar (USA) Real Estate Group Inc. Fiscal Year 2025 Deficit Funding Agreement

On MOTION by Ms. Kaercher and seconded by Ms. Bronson, with all in favor, the Forestar (USA) Real Estate Group Inc. Bill of Sale and Limited Assignment for Irrigation Improvements and the Forestar (USA) Real Estate Group Inc. Fiscal Year 2025 Deficit Funding Agreement, were ratified.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2024

On MOTION by Ms. Kaercher and seconded by Ms. Bronson, with all in favor, the Unaudited Financial Statements as of September 30, 2024, were accepted.

NINTH ORDER OF BUSINESS

Approval of September 19, 2024 Public Hearings and Regular Meeting

On MOTION by Ms. Bronson and seconded by Ms. Kaercher, with all in favor, the September 19, 2024 Public Hearings and Regular Meeting, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel: Kutak Rock LLP
- B. District Engineer: Dewberry Engineers, Inc.
There were no District Counsel or District Engineer reports.
- C. District Manager: Wrathell, Hunt and Associates, LLC
 - NEXT MEETING DATE: December 19, 2024 at 10:30 AM

○ **QUORUM CHECK**

The next meeting will be on December 19, 2024, unless cancelled.

ELEVENTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TWELFTH ORDER OF BUSINESS

Public Comment

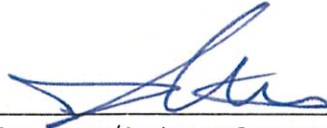
No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Kaercher and seconded by Ms. Bronson, with all in favor, the meeting adjourned at 11:26 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary

Shelley Kaercher

Chair/Vice Chair